

Harrington Park  
ZONING BOARD OF ADJUSTMENT  
**REGULAR MEETING MINUTES**  
Wednesday, May 26, 2021 @ 7:00PM

**Chairman McLaughlin called the meeting to order at 7:00pm.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Pursuant to Governor Murphy's Executive Orders #107 and 108 ordering Statewide lockdowns, and P.L. 2020, c. 34 permitting public bodies to conduct meetings via electronic means during declared states of emergency, the Regular meeting of the Borough of Harrington Park Board of Adjustment scheduled for May 26, 2021 at 7:00 p.m. will be conducted remotely from the electronic meeting platform Zoom.us. Members of the public can join the meeting and participate during the public comment period by joining the meeting using the Zoom mobile application on a smartphone or tablet, joining the meeting by laptop with microphone capabilities, or dialing in using a telephone to the Zoom teleconference system. Information on how to join the meeting electronically appears in the borough website.

CL verified that the dial in option to participate in the zoom meeting worked. She was able to unmute and members could hear her speaking.

**ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH	X	
(JP) John POWERS	X	
(RB) Robert BUDINICH		X
(JC) Jin CHO	X	
(SL) Steve LOTT		X
(SM) Stephen MARTINEZ		X
(GZ) Gail ZACCARO (alternate a)	X	
(RF) Robert FRANK (alternate b)	X	

Also present: (JS) John Schettino, Board Attorney  
(AK) Anthony Kurus, Neglia Engineering  
(CL) Carolyn Lee, Land Use Secretary

### **MINUTES FOR APPROVAL**

April 28, 2021 minutes

JC and RF watched the April 28, 2021 recording and provided the certification of absence.

<b>Vote to approve the April 28, 2021 minutes.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH					X	
John POWERS		X	X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT						X
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)	X		X			
Robert FRANK (alternate b)			X			

### **INVOICES FOR APPROVAL**

Joan Meakin	142 Schraalenburgh Rd. (Refund - remaining application fee for side yard variance for an A/C unit)	\$115.80
Joan Meakin	142 Schraalenburgh Rd. (Refund - escrow for side yard variance for an A/C unit)	\$ 250.00
Law Office of John L. Schettino	29 South Ave. Resolution (Escrow)	\$250.00
Law Office of John L. Schettino	Attendance at meeting - 2/24/21	\$150.00
Law Office of John L. Schettino	Attendance at meeting - 3/17/2021	\$150.00
Phillips Preiss Grygiel Leheny Hughes	4 Park St. (March 2020 - Escrow)	\$51.00
Phillips Preiss Grygiel Leheny Hughes	4 Park St. (May 2020 - Escrow)	<u>\$327.00</u>
<b>TOTAL</b>		<b>\$1,293.80</b>

<b>Vote to approve invoices posted on the screen at the meeting.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			

Vice Chair Michael ROTH			X			
John POWERS			X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT						X
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)	X		X			
Robert FRANK (alternate b)		X	X			

## **HEARINGS**

1. 21 Eastbrook Road - 5ft fence on front yard of a corner lot (Mr. & Mrs. Dank)  
RM noted that the hearing is a continuation from the April 28th meeting. The Mayor and Council through the borough attorney sent a letter accepting the location of the fence on the easement at the risk of the homeowner that sometime in the future the fence may be removed or if there is some work it might be damaged. The Danks received a copy of the letter and accepted the terms of the letter. The Danks had no additional testimony. RM recalled discussion about contacting the neighbors to coordinate installation of the fence. The neighbor had an approval for a fence. The Danks were not aware of the fence.

There were no members of the public in the meeting or waiting to enter the meeting.

The board had no questions.

<b>Vote to approve application for a 5ft high fence along Hackensack Ave at 21 Eastbrook Road subject to the Mayor and Council's letter.</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH					X	
John POWERS			X			
Robert BUDINICH						X
Jin CHO			X			
Steve LOTT						X
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)	X		X			
Robert FRANK (alternate b)		X	X			

The verbal approval will be put in a written resolution and will be adopted in the next meeting in June. Once the application is approved, it is published in the newspaper and anyone who has an objection to the decision can file suit to overturn it within 45 days after the date of publication. Any work done between now and then is a risk that the court may overturn the board's decision. The decision will be published shortly after the June 23rd meeting.

### **RESOLUTIONS**

No resolutions.

### **MEETING OPEN/CLOSED TO THE PUBLIC**

There were no members of the public in the meeting or waiting to attend the meeting.

### **OLD BUSINESS**

No old business.

### **NEW BUSINESS**

No new business.

### **ADJOURN**

MOTION: RF                      SECOND: MR

In favor, all said "aye". None opposed.

**Meeting adjourned at 7:16pm.**

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
**Wednesday, June 23, 2021 at 7pm**